110.0	0002	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	836,100	/	836,100
USE VALUE:	836,100	/	836,100
ASSESSED:	836,100	/	836,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEYKOON ANTON
Owner 2:	KOKAZ CHANTAL
Owner 3:	
Street 1:	95 MONTAGUE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EDEY CAMERON O/SANDRA R -
Owner 2:	-
Street 1:	95 MONTAGUE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as Two Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 2856 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8000.000	374,100		462,000	836,100
Total Card	0.184	374,100		462,000	836,100
Total Parcel	0.184	374,100		462,000	836,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.75 | /Parcel: 292.7

Legal Description

User Acct

70345

GIS Ref

GIS Ref

Insp Date

11/22/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 110.0-0002-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	374,100	0	8,000.	462,000	836,100	836,100	Year End Roll	12/18/2019
2019	104	FV	300,600	0	8,000.	455,400	756,000	756,000	Year End Roll	1/3/2019
2018	104	FV	300,600	0	8,000.	349,800	650,400	650,400	Year End Roll	12/20/2017
2017	104	FV	300,600	0	8,000.	330,000	630,600	630,600	Year End Roll	1/3/2017
2016	104	FV	300,600	0	8,000.	303,600	604,200	604,200	Year End	1/4/2016
2015	104	FV	283,700	0	8,000.	283,800	567,500	567,500	Year End Roll	12/11/2014
2014	104	FV	283,700	0	8,000.	261,400	545,100	545,100	Year End Roll	12/16/2013
2013	104	FV	283,700	0	8,000.	261,400	545,100	545,100		12/13/2012

!8620!

PRINT

Date	Time
12/10/20	23:10:22

LAST REV

Date	Time
09/22/11	07:47:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8620

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDEY CAMERON O/	1355-20		6/12/2008		515,000	No	No		
MELLOR CLAIRE R	1297-87		3/17/2005		510,000	No	No		
MELLOR CLAIRE R	1132-17		9/6/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2010	988	New Wind	10,400					REPL 22 WINDOWS
7/11/1995	384	Manual	300					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2008	Meas/Inspect	201	PATRIOT
6/16/2005	MLS	HC	Helen Chinal
10/31/2000	Hearing Chag	189	PATRIOT
3/8/2000	Inspected	276	PATRIOT
2/1/2000	Measured	264	PATRIOT
9/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70345
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8000		Sq. Ft.	Site		0	70.	0.83	6									462,000						462,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	462,000	Spl Credit		Total:	462,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.18571424
Const Adj.:	0.99989998
Adj $ / SQ:	124.488
Other Features:	140250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459538
Depreciation:	85474
Depreciated Total:	374064

COMMENTS

OF=LAUNDRY SINK IN BMT & XTRA SINK IN TQS BTH.. IN-LAW APT IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

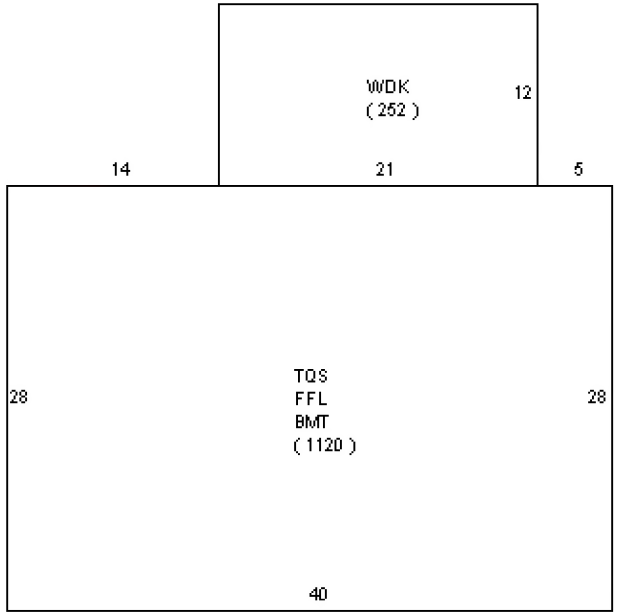
No Unit	RMS	BRS	FL
1	6	4	1
1	3	1	BMT
Totals			
2	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.49
Special Features:	0	Val/Su Net:	112.27
Final Total:	374100	Val/Su SzAd	190.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	64.980	72,780
FFL	First Floor	1,120	124.490	139,426
TQS	3/4 Story	840	124.490	104,570
WDK	Deck	252	9.970	2,512
	Net Sketched Area:	3,332	Total:	319,288
Size Ad	1960	Gross Are	3612	FinArea 2856

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0002-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: